

Prepared by and return to:

Joseph M. Sparkman, Jr.
Attorney at Law
Post Office Box 266
Southaven, MS 38671-0266
662-349-6900

3/30/05 9:31:15 SS
BK 495 PG 603 SS
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

050106

Building Dreams Construction, LLC
GRANTOR

to:

Phillip Wiygul and wife, Debbie Wiygul
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid; and other good and valuable considerations, the receipt of which is hereby acknowledged, Building Dreams Construction, LLC does hereby sell, convey, and warrant unto Phillip Wiygul and wife, Debbie Wiygul, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particular described as follows, to wit:

Lot 96, Third Addition, Cedar^{Crest} Estates Subdivision, in Section 10, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 56, Pages 22 & 23, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the office of the Chancery Court Clerk of DeSoto County, Mississippi, including, but not limited to, Book 56, Pages 22-23; Book 314, Page 658; Book 313, Page 309 and Book 316, Page 149.

Taxes for the year 2005 are to be paid by Grantee and possession is to be given with deed.

WITNESS the signature of the Grantors, this the 29th day of March, 2005.


Building Dreams Construction, LLC
By: 
William E. Schreiner, Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29th day of March, 2005, within my jurisdiction, the within named William E. Schreiner, who acknowledged that he is a member of Building Dreams Construction, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after having been duly authorized so to do.

Given under my hand and official seal of office, this the 29th day of March, 2005.

My Commission Expires:


Notary Public

GRANTOR'S ADDRESS:

5554 Meadow Pointe
Southaven, MS 38672
Work Phone #: 662-349-6307
Home Phone #: 662-895-4362

GRANTEE'S ADDRESS:

9596 Austin Drive
Olive Branch, MS 38654
Work Phone #: 901-412-4138
Home Phone #: 662-895-9215

Rich